



# St. Louis County Lease Program



An important reminder from the St. Louis County Land and Minerals Department

January 2014

## Cabin Lease News

**Consumer Price Index (CPI) this year is:**

**1.5%**

### **Improper Structure Maintenance biggest Problem on Lease Sites in 2013**

Most structures on our lease sites are very well maintained and attractive. However, every year there are a few structures that require maintenance. It is important that you take care of any maintenance issues immediately when requested to do so by the Land & Minerals Department. Failure to do so often results in unnecessary penalties and fees. See *"Commonly Cited Lease Issues"* on page 2 for more reminders.

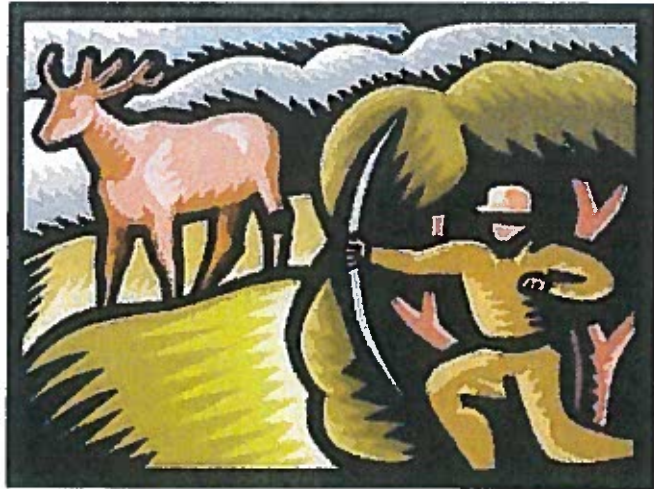
### **Land & Minerals Department Formalizes Deer Stand and Shooting Lane Policy**

Hunting is an important recreational activity enjoyed by our lease holders each fall. Wildlife managers depend on hunters when managing our game populations. In St. Louis County, we continue to notice an increase in the size and

development of permanent hunting stands constructed on tax forfeited lands. With over-developed hunting stands comes issues of increased garbage and debris, territorial claiming of public lands, and timber damages. Temporary hunting stands which are removed at the end of the hunting season are encouraged. Permanent stands having walls, a roof, or staircase may be considered an unauthorized building and an occupancy trespass.

#### **Shooting Lanes**

The clearing and/or cutting of trees of any species or size is not authorized on St. Louis County State tax forfeited lands and may be considered a timber trespass. Minor pruning of side branches is allowed. The clearing, creation and/or planting of food plots is not authorized.



### **Non-Compliant Structures need to be Remedied When Rebuilding or Renovating**

A reminder to leaseholders that if you have a non-compliant structure, it will need to be replaced and brought into compliance as soon as you plan a major renovation or complete replacement of the structure. Non-compliance issues may

include oversize structures, setback infringements or non-compliant building materials.



**Remember to Notify the Land and Minerals Department of Change of Address for Primary or Joint Lessee as soon as the change is made.**

**All Lease payments are due in FULL within 30 days of receipt of your billing.**

## Commonly Cited Lease Issues

### 1. Improper structure maintenance (courtesy warning first notice)

All exterior walls must be painted or stained an **earthtone color**. Periodic painting or staining helps preserve the outside walls of your cabin. **Earthtone colors** are required to help lessen the visual impact of the cabin. This also includes the roof. You don't need written authorization for painting and staining, but you will need authorization to re-side any of your buildings.



*Earthtone colors are now allowed for structures*

*If in doubt about the color or wondering if it would be considered earthtone; contact us for approval*

*If you have a log cabin and want to keep the natural wood color - that is acceptable - but please use a clear coating to preserve the wood.*

### 2. Failure to pay taxes, solid waste disposal fees and other fees (\$50 first notice, cancellation second notice)

You are required to pay any taxes, solid waste fees or your association fees for your lease. **Failure to do so, will result in a violation or lease cancellation.**

*Pay taxes, solid waste fees and other fees every year!*

### 3. Improper disposal of solid waste (\$0-100 based on quantity, first notice)

Most people like a clean cabin site and are good about packing out their garbage. However, old building materials and cabin fixtures sometimes end up in the woods around the cabin. Bed springs, old barrels, wood scraps, etc. need to be disposed of properly or stored in the cabin or storage shed.

*All building supplies, etc. that you want to keep, should be stored inside your cabin or storage shed. Everything else should be thrown away or taken off the lease site.*

### 4. Unauthorized construction, remodeling or relocation (\$100 first notice)

Authorization is required to ensure that the proposed construction or remodeling will be in compliance with terms of the lease and so we can notify the County Assessor for personal property tax purposes. **Simply send us your plans before:**

- building any new structure;
- rebuilding or replacing any structure;
- building an addition, including a deck or porch;
- re-siding existing structures;
- re-roofing existing structures

*When in doubt, get written authorization. **There is no such thing as verbal approval.***

*Remember: A letter of non-compliance for unauthorized construction or remodeling does not mean you have authorization to correct the warning or problem. You will still need a written letter of authorization from the Land and Minerals Department prior to correcting the problem if it involves construction, remodeling or relocation.*

## Remember...

▶ **Emergency re-roofing done to quickly fix a leaking roof or re-siding done to repair wildlife or weather damage does not require written authorization, ***but contact us later to let us know the work was done.*****

▶ **No cutting of trees on your lease site without written authorization.**

▶ **Only one ice fishing shanty or fish house may be stored on a lease site over the summer. As long as the shanty has a current license, it will not count as square footage.**

▶ **No cutting or building of trails near your lease site without written authorization.**

## Land and Minerals Department Addresses & Telephone Numbers:

**Duluth: (218) 726-2606**  
320 W. 2<sup>nd</sup> St., Room 607  
Govt. Services Center  
Duluth, MN 55802

**Pike Lake: (218) 625-3700**  
5713 Old Miller Trunk Hwy  
Duluth, MN 55811

**Virginia: (218) 742-9898**  
7820 Hwy 135  
Virginia, MN 55792

**Virginia Zone Offices:**  
**Cook: (218) 666-2079**  
P. O. Box 387  
1817 Hwy 53  
Cook, MN 55723

**Ely: (218) 365-8230**  
35 N 3<sup>rd</sup> Ave. W  
Ely, MN 55731

**For Cabin Lease related questions, contact the Forest Recreation Specialist: 218-726-2659**

**In State Toll-Free:**  
1-800-450-9777 (Ext.)

**Extensions:**  
-Duluth: 2606  
-Pike Lake: 3700  
-Virginia: 9898

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**The Basic Rule: When in doubt, give us a call!**  
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The purpose of this newsletter is to inform you of the most common past or present problems that have led to warnings and penalties. Please read this information and refer to it often, as it will help you better enjoy your cabin and head off potential problems now and in the future.